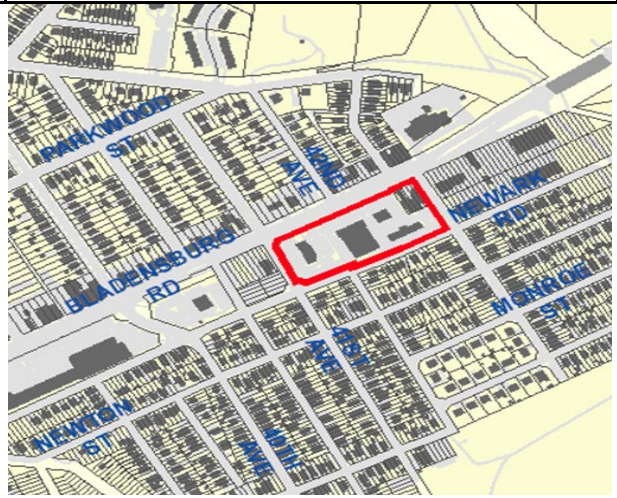




Detailed Site Plan Conservation Plan Colmar Manor Redevelopment

DSP-20049
CP-20005

REQUEST		STAFF RECOMMENDATION	
A filing fee and sign posting fee refund request for DSP-20049 and CP-20005, in accordance with Section 27-125.02(m) of the prior Prince George's County Zoning Ordinance.		APPROVAL	
Location: In the southwest quadrant of the intersection of Bladensburg Avenue and 43rd Avenue.			
Gross Acreage:	4.04		
Zone:	NAC/IDO		
Zone Prior:	M-X-T/I-D-O/D-D-O		
Reviewed per prior Zoning Ordinance:	Section 27-125.02		
Dwelling Units:	N/A		
Gross Floor Area:	4,421 sq. ft.		
Planning Area:	68		
Council District:	05		
Municipality:	Town of Colmar Manor		
Applicant/Address: EHP c/o the Michael Companies, Inc. 10100 Business Parkway Lanham, MD 20706		Planning Board Date:	03/14/2024
Staff Reviewer: Dominique Lockhart Phone Number: 301-952-3411 Email: Dominique.Lockhart@ppd.mnccppc.org		Planning Board Action Limit:	N/A
		Memorandum Date:	03/06/2024
		Date Accepted:	01/24/2024
		Informational Mailing:	11/19/2020
		Acceptance Mailing:	12/06/2023
		Sign Posting Deadline:	N/A



March 6, 2024

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Hyojung Garland, Acting Supervisor, Urban Design Section *HG*
Development Review Division

FROM: Dominique Lockhart, Planner III, Zoning Section *DAL*
Development Review Division

SUBJECT: **Detailed Site Plan DSP-20049 and Conservation Plan CP-20005**
Colmar Manor Redevelopment
Filing Fee and Sign Posting Fee Refund Request

In a letter dated February 29, 2024, the applicant's representative, Nathaniel Forman, requested a withdrawal of the subject applications in addition to a refund request, in accordance with Section 27-125.02(m)(4)(A)(iii)(aa) and (vi)(aa) of the prior Prince George's County Zoning Ordinance. Pursuant to Section 27-125.02(m)(4)(A), the Prince George's County Planning Board shall waive a fee under certain circumstance including, but not limited to the following:

Section 27-125.02. - Fee Regulations.

(m) Other related fees; refunds.

(4) Refunds and waivers.

(A) No part of a fee shall be refunded or waived unless the Planning Board determines that one (1) of the following applies:

(iii) Filing fee (original application).

(aa) A request to withdraw an application is received in proper form prior to the public release of the Technical Staff Report. In this case, fifty percent (50%) of the filing fee shall be refunded.

(vi) Sign posting fee.

(aa) The application is withdrawn prior to the posting of the sign. In this case, the entire sign posting fee shall be refunded.

Staff confirm that the applicant requested to withdraw its application in proper form prior to the public release of the technical staff report, and prior to the posting of signage. The Development Review Application Fee Schedule sets forth the fee structure for specific applications. In this case, the application filing and sign posting fee was \$2,300 for Detailed Site Plan DSP-20049, and its companion case Conservation Plan CP-20005. By virtue of qualifying for a fee refund, in accordance with Section 27-125.02(m)(4)(A)(iii)(aa) and (vi)(aa), staff agree with the refund request, as submitted by the applicant's representative.

RECOMMENDATION

The Urban Design Section recommends that 50 percent of the filing fee (in the amount of \$1,000) and the full sign posting fee (in the amount of \$300) be refunded for Detailed Site Plan DSP-20049, and Conservation Plan CP-20005, for Colmar Manor Redevelopment.